

Eastbay Single-Family Homes Increase 70 Per Cent Over 1939

Nearly 70 per cent more money is being invested in the construction of single-family homes of the Eastbay urban area at this time than was the case a year ago, the Oakland Real Estate Board reports, as a result of analysis of official data released by the building department executives of the 10 municipalities involved.

A total of 344 permits for \$1,608,673 in home construction costs, issued during August of this year, is compared with 211 permits for \$952,740 of construction during August of last year.

PERMITS BY CITIES

These were issued by the various municipalities as follows:

	August, 1940		August, 1939	
	Number	Cost	Number	Cost
Alameda	22	\$ 85,975	22	\$ 42,500
Albany	14	54,000	12	39,091
Berkeley	35	142,560	29	120,970
El Cerrito	33	128,390	15	65,000
Emeryville
Hayward	10	42,100	8	30,100
Oakland	155	640,768	107	449,625
Piedmont	11	117,900	3	34,754
Richmond	60	228,580	24	81,000
San Leandro	37	168,400	16	89,700
Totals	344	\$1,608,673	226	\$952,740

early arrival of several hundred new families, incident to the development of the Alameda Naval Air Base, and, with the development of the Naval Supply Base in West Oakland, will involve several thousand new families within two years."

Of the Eastbay's total building program for August, 1548 permits for \$2,516,017 of construction, nearly 64 per cent is going into single-family dwellings, the Realty Board's analysis shows, for the various municipalities ranging all the way from 36 per cent of the whole in Berkeley to 98 per cent in San Leandro and 96 per cent in El Cerrito.

"A greater percentage of the total building program is going into single-family dwellings at this time than for more than a decade," said Norman Ogilvie, president of the Realty Board, "and permits for 2477 homes have been issued during the first eight months of this year, as compared with 1675 during the comparable months of last year, yet occupancy of homes is daily reaching higher ratio. The occupancy ratio of single-family dwellings throughout the Eastbay is higher at this time than ever before.

BASES DRAW FAMILIES

"The normal increase in population would justify a much larger home-building program than that now in progress. In addition to that, we are now advised of the

Eastbay Occupancy Survey 1938

Residential Property

The following tables reflect the occupancy status of residential housing in the Eastbay urban area (exclusive of Richmond and Hayward) as of May 1, 1938. Letter carriers of the Post Offices of Oakland, Berkeley, Alameda and San Leandro reported the number of single-family homes, apartments and flats and the number occupied, also the number of single-family homes occupied by two or more families, designated as "Dual." The Oakland Real Estate Board has tabulated and analyzed such data to show the ratio of occupancy for each type of housing and for each postal delivery district, and here reports the results.

May 1, 1938
Post Office

Delivery District	Number	Pct. Single-Family Homes		Pct. Dual		Multi-Family Housing		Pct.
		Ocp.	Ocp.	Ocp.	Ocp.	Units	Ocp.	
North Berkeley	4,488	4,365	97.2	175	4.	70	66	94.3
Albany	3,270	3,216	98.5	40	1.2	91	84	92.2
Central Berkeley	5,760	5,682	98.6	444	8.	5,580	5,553	99.5
West Berkeley	5,498	5,429	98.7	72	1.1	692	647	93.3
Elmwood	2,931	2,881	98.2	50	2.	1,285	1,199	93.3
South Berkeley	1,910	1,881	98.4	555	29.5	565	521	92.2
North Oakland	6,334	6,249	98.6	491	7.9	5,714	5,498	96.2
Emeryville	5,188	5,126	98.8	756	14.7	2,033	1,759	86.5
N. Cl Oakland	4,193	4,025	96.	332	38.	4,632	4,164	90.
W. and S. C. Oakland	4,193	4,025	96.	946	23.5	5,227	4,662	89.9
Piedmont	7,740	7,553	97.5	201	2.7	2,080	2,016	96.4
North of Lake	3,974	3,890	97.9	122	3.1	2,298	2,123	92.3
Brooklyn	7,643	7,538	98.6	922	12.2	6,387	6,105	95.5
Fruitvale	18,906	18,714	98.9	1150	6.1	3,345	2,988	89.3
Elmhurst	12,747	12,565	98.5	508	4.	640	585	91.4
San Leandro	4,677	4,622	98.8	247	5.3	296	291	98.2
East Alameda	1,768	1,745	98.7	22	2.3	75	75	96.2
Park Street	1,927	1,908	99.	70	3.7	621	582	93.5
Central Alameda	3,185	3,111	97.	305	9.8	1,553	1,405	90.
West End	1,542	1,529	97.3	42	2.7	684	665	97.
	104,881	102,901	98.1	7450	5.9	43,871	40,988	93.4

EASTBAY OCCUPANCY SURVEY—March 1, 1937

Housing
(Residential Housing)

TRIB C MAR 7 1937

The following tables reflect the occupancy status of residential housing, as of March 1, 1937, in the Eastbay urban area served by the Post Offices of Alameda, Berkeley, Hayward, Richmond and Oakland. Letter carriers reported the number of single-family homes, apartments and flats, and the number occupied. They also reported the number of single-family homes occupied by two or more families, in the table below designated as "dual." The Oakland Real Estate Board has tabulated and analyzed the data to show the ratio of occupancy for each postal delivery district and for each class of housing, and here reports the results of this survey.

SINGLE-FAMILY HOMES

Postal Delivery District	Total Number	Number Occupied	% Occupied	Dual Occupied
North Berkeley	4,374	4,302	98.1%	114
Albany	5,504	3,153	98.3%	12
Central Berkeley	5,480	5,403	98.6%	348
West Berkeley	4,700	4,651	98.9%	44
Elmwood	2,792	2,759	98.8%	46
South Berkeley	2,359	2,310	97.9%	58
North Oakland	6,093	6,011	98.6%	353
Emeryville	5,315	5,230	98.4%	387
North Central Oakland ..	914	893	97.8%	224
W. & S. C. Oakland	3,507	3,367	96.0%	939
Piedmont	6,640	3,629	99.7%	193
North of Lake	4,020	3,951	98.2%	79
Brooklyn	7,343	7,160	97.5%	375
Fruitvale	18,350	18,130	98.8%	739
Elmhurst	12,766	12,638	99.0%	327
San Leandro	3,951	3,908	98.9%	201
East Alameda	1,757	1,731	98.5%	29
Park Street	1,971	1,934	98.1%	62
Central Alameda	3,297	3,229	97.9%	255
West End	1,551	1,528	98.5%	14
Richmond	6,512	6,079	91.8%	92
Hayward	3,126	3,007	96.2%	123
Total	110,022	108,012	98.17%	5,014

MULTI-FAMILY HOUSING

% Dual	No. Units	No. Oc'pd	% Oc'pd
2.6%	90	87	96.6%
.4%	99	98	98.9%
6.4%	5,233	5,108	97.6%
.9%	593	575	96.9%
1.6%	1,281	1,245	97.2%
2.5%	797	780	97.8%
5.8%	2,242	5,033	96.0%
7.4%	1,970	1,847	93.7%
25.4	5,120	4,901	95.7%
27.8	5,672	5,222	92.0%
2.9%	2,167	2,087	96.3%
1.7%	2,327	2,203	94.6%
5.2%	5,846	5,438	93.5%
4.0%	3,028	2,861	94.5%
2.6%	623	601	96.4%
5.1%	215	210	97.6%
1.6%	63	60	95.4%
3.2%	570	538	94.4%
7.8%	1,639	1,401	85.4%
0.9%	643	629	97.8%
1.3%	1,138	1,122	98.5%
4.0%	293	263	90.0%
4.6%	44,564	42,309	93.9%

Eastbay Housing Normal Realty Survey Shows

Although single-family homes of the Eastbay area are occupied to a degree far greater than normal, the occupancy of multi-family housing, both of flats and duplex houses and of apartments, is on a basis generally accepted as normal, according to an analysis by the Oakland Real Estate board. Basic data was obtained from an occupancy survey conducted by the letter carriers of the Oakland, Berkeley and Alameda postoffices.

Of the 29,000 apartments listed in the survey it is shown that 23,700 are occupied, and of the 11,500 flats and duplexes counted, 10,000 are occupied. This shows an occupancy of 81 per cent for apartments and 87 per cent for flats. Economists generally consider 80 per cent for apartments and 85 per cent for flats a normal status, the realty board states.

The reports were tabulated for twenty areas of the Eastbay, representative of postal delivery districts, and figures for the two classes of multi-family housing are as follows:

	APARTMENTS			FLATS & DUPLEXES		
	No. Apts.	No. Ocpd.	Pct. Ocpd.	Total No.	No. Ocpd.	Pct. Ocpd.
San Leandro	178	150	86.0	180	124	95.0
Elmhurst	507	290	57.2	202	170	84.1
Fruitvale	1,974	1,670	84.2	891	757	85.0
Brooklyn	4,081	3,501	85.7	1,205	1,040	86.3
North-Lake	1,990	1,617	81.1	216	195	90.2
Piedmont	1,419	1,090	76.8	554	484	87.3
North Oakland	3,226	2,578	80.0	1,798	1,582	88.0
Emeryville	675	545	80.8	707	610	86.2
West Oakland	744	580	77.9	1,150	920	80.0
South Central	1,442	1,101	76.3	763	691	91.3
North Central	5,282	4,202	79.5	750	675	90.0
South Berkeley	345	261	75.6	365	346	94.9
Elmwood	746	632	84.7	353	321	90.0
North Berkeley	4,654	3,924	84.3	1,008	891	88.3
Albany	57	50	87.7	87	74	85.0
West Berkeley	468	335	71.6	255	231	90.5
East Alameda	19	15	78.9	66	53	80.3
Park Street	240	214	89.1	152	145	93.0
Central Alameda	594	546	92.0	509	476	93.3
West Alameda	472	418	88.6	332	289	87.0
Grand Total	29,113	23,719	81.4	11,493	10,074	87.6